

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price**, Marketing Time: **Typical**. Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	40100 W Walker Way, Maricopa, ARIZONA 85138	<b>Order ID</b>	6033106	<b>Property ID</b>	25816593
<b>Inspection Date</b>	12/29/2018	<b>Date of Report</b>	12/29/2018		
<b>Loan Number</b>	36763	<b>APN</b>	512-48-753		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

#### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 12.27.18	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 12.27.18
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

#### I. General Conditions

<b>Property Type</b>	PUD	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied		The subject property is in overall average exterior condition. The property did not appear to need major exterior repairs.
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	HOMESTEAD NORTH 602 957-9191		
<b>Association Fees</b>	\$49 / Month (Other: Common Area Maint.)		
<b>Visible From Street</b>	Visible		

#### II. Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	The Maricopa Real Estate Co copa01		The subject property is currently listed for sale.				
<b>Listing Agent Name</b>	Brady Murray						
<b>Listing Agent Phone</b>	619-804-7608						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
06/28/2018	\$179,900	--	--	--	--	--	MLS

#### III. Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving		Market conditions and property values are improving within this area. REO/SS Activity is less than 5% of recent sales and listings.
<b>Sales Prices in this Neighborhood</b>	Low: \$100,000 High: \$250,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	40100 W Walker Way	40046 W Walker Way	40330 W Hopper Dr	40412 W Sanders Way
City, State	Maricopa, ARIZONA	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85138	85138	85138	85138
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 <sup>1</sup>	0.17 <sup>1</sup>	0.38 <sup>1</sup>
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	\$	\$197,900	\$187,500	\$165,000
List Price \$	--	\$189,900	\$187,500	\$165,000
Original List Date		11/29/2018	01/30/2018	12/09/2018
DOM · Cumulative DOM	-- · --	30 · 30	9 · 333	18 · 20
Age (# of years)	3	2	6	6
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,392	1,561	1,465	1,625
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.16 acres	0.12 acres	0.12 acres
Other	Patio	Patio	Patio	Patio

#### Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** This comp is inferior to the subject in terms of GLA and similar in room count, similar in lot size and superior in age. GLA: \$-1690 + bed room \$0 + bathroom \$0 + age \$0 + garage \$0 + pool \$0 + lot size \$0, Backyard Landscaping -5000 = total -6690
- Listing 2** This comp is inferior to the subject in terms of GLA and similar in room count, similar in lot size and superior in age. GLA: \$-730 + bed room \$0 + bathroom \$0 + age \$0 + garage \$0 + pool \$0 + lot size \$0, Backyard Landscaping -5000 = total -5730
- Listing 3** This comp is superior to the subject in terms of GLA and similar in room count, inferior in lot size and inferior in age. GLA: \$-2330 + bed room \$0 + bathroom \$0 + age \$0 + garage \$0 + pool \$0 + lot size \$0, Backyard Landscaping -5000 = total -7330

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	40100 W Walker Way	40011 W Walker Way	40260 W Hopper Dr	40108 W Novak Ln
City, State	Maricopa, ARIZONA	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85138	85138	85138	85138
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 <sup>1</sup>	0.14 <sup>1</sup>	0.22 <sup>1</sup>
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	--	\$179,900	\$183,500	\$189,500
List Price \$	--	\$179,900	\$183,500	\$189,500
Sale Price \$	--	\$179,900	\$183,500	\$184,000
Type of Financing	--	Va	Conventional	Cash
Date of Sale	--	10/30/2018	10/26/2018	11/5/2018
DOM · Cumulative DOM	-- · --	37 · 62	11 · 35	14 · 37
Age (# of years)	3	3	6	4
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,392	1,392	1,465	1,577
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.16 acres	0.12 acres	0.14 acres
Other	Patio	Patio	None	Patio
Net Adjustment	--	-\$9,498	-\$8,730	-\$3,850
Adjusted Price	--	\$170,402	\$174,770	\$180,150

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** This comp is similar to the subject in terms of GLA and similar in room count, similar in lot size and similar in age. GLA: \$0 + bed room \$0 + bathroom \$0 + age \$0 + garage \$0 + pool \$0 + lot size \$0, Concessions -4498, Backyard Landscaping = total \$-9498

**Sold 2** This comp is superior to the subject in terms of GLA and similar in room count, inferior in lot size and inferior in age. GLA: \$-730 + bed room \$0 + bathroom \$0 + age \$0 + garage \$0 + pool \$0 + lot size \$0, Concessions -3000, Backyard Landscaping -5000 = total -8730

**Sold 3** This comp is superior to the subject in terms of GLA and superior in room count, inferior in lot size and inferior in age. GLA: \$-1850 + bed room -\$2000 + bathroom \$0 + age \$0 + garage \$0 + pool \$0 + lot size \$0 = total -3850

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$179,000	\$179,000
<b>Sales Price</b>	\$173,000	\$173,000
<b>30 Day Price</b>	\$171,000	--

### Comments Regarding Pricing Strategy

The subject property is a single family home, which is in overall average condition on the exterior. When searching for comps, the distance searched was 1 Mile and the time searched was 6 Months time. Since the subject is in average condition, emphasis was placed on using comps which were also in average condition. The market area has many recently remodeled or significantly updated homes, which were excluded from use in this report, because they are not most representative of the subject. Market conditions and property values are improving within this area. The subject 30 day price reflects an additional discount for a quick sale. Based on the subject's MLS listing photos and details, the subject's backyard is not landscaped or finished with stone. This affect's the marketability of the subject, and therefore the comps which have backyard's completed were adjusted for this difference. Comps within the subject's market area support a value slightly lower than the subject's current list price, but the price opinion is well supported by recent and proximate comps. Some of the comps slightly differ in lot size, but this factor is not significant and unlikely to affect the price opinion. Therefore, the comps were not adjusted for the slight lot size variance.

## VII. Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

**VIII. Property Images**

**Address** 40100 W Walker Way, Maricopa, ARIZONA 85138  
**Loan Number** 36763

**Suggested List** \$179,000

**Suggested Repaired** \$179,000

**Sale** \$173,000



**Subject** 40100 W Walker Way

**View** Front



**Subject** 40100 W Walker Way

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 40100 W Walker Way, Maricopa, ARIZONA 85138  
**Loan Number** 36763

**Suggested List** \$179,000

**Suggested Repaired** \$179,000

**Sale** \$173,000



**Subject** 40100 W Walker Way

**View** Address Verification



**Subject** 40100 W Walker Way

**View** Side

**VIII. Property Images (continued)**

**Address** 40100 W Walker Way, Maricopa, ARIZONA 85138  
**Loan Number** 36763

**Suggested List** \$179,000

**Suggested Repaired** \$179,000

**Sale** \$173,000



**Subject** 40100 W Walker Way

**View** Side



**Subject** 40100 W Walker Way

**View** Street

**VIII. Property Images (continued)**

**Address** 40100 W Walker Way, Maricopa, ARIZONA 85138  
**Loan Number** 36763

**Suggested List** \$179,000

**Suggested Repaired** \$179,000

**Sale** \$173,000



**Subject** 40100 W Walker Way

**View** Street



**Listing Comp 1** 40046 W Walker Way

**View** Front



**VIII. Property Images (continued)**

**Address** 40100 W Walker Way, Maricopa, ARIZONA 85138  
**Loan Number** 36763

**Suggested List** \$179,000

**Suggested Repaired** \$179,000

**Sale** \$173,000



**Listing Comp 2** 40330 W Hopper Dr

**View** Front



**Listing Comp 3** 40412 W Sanders Way

**View** Front

**VIII. Property Images (continued)**

**Address** 40100 W Walker Way, Maricopa, ARIZONA 85138  
**Loan Number** 36763

**Suggested List** \$179,000

**Suggested Repaired** \$179,000

**Sale** \$173,000



**Sold Comp 1** 40011 W Walker Way

**View** Front



**Sold Comp 2** 40260 W Hopper Dr

**View** Front

**VIII. Property Images (continued)**

**Address** 40100 W Walker Way, Maricopa, ARIZONA 85138  
**Loan Number** 36763

**Suggested List** \$179,000

**Suggested Repaired** \$179,000

**Sale** \$173,000

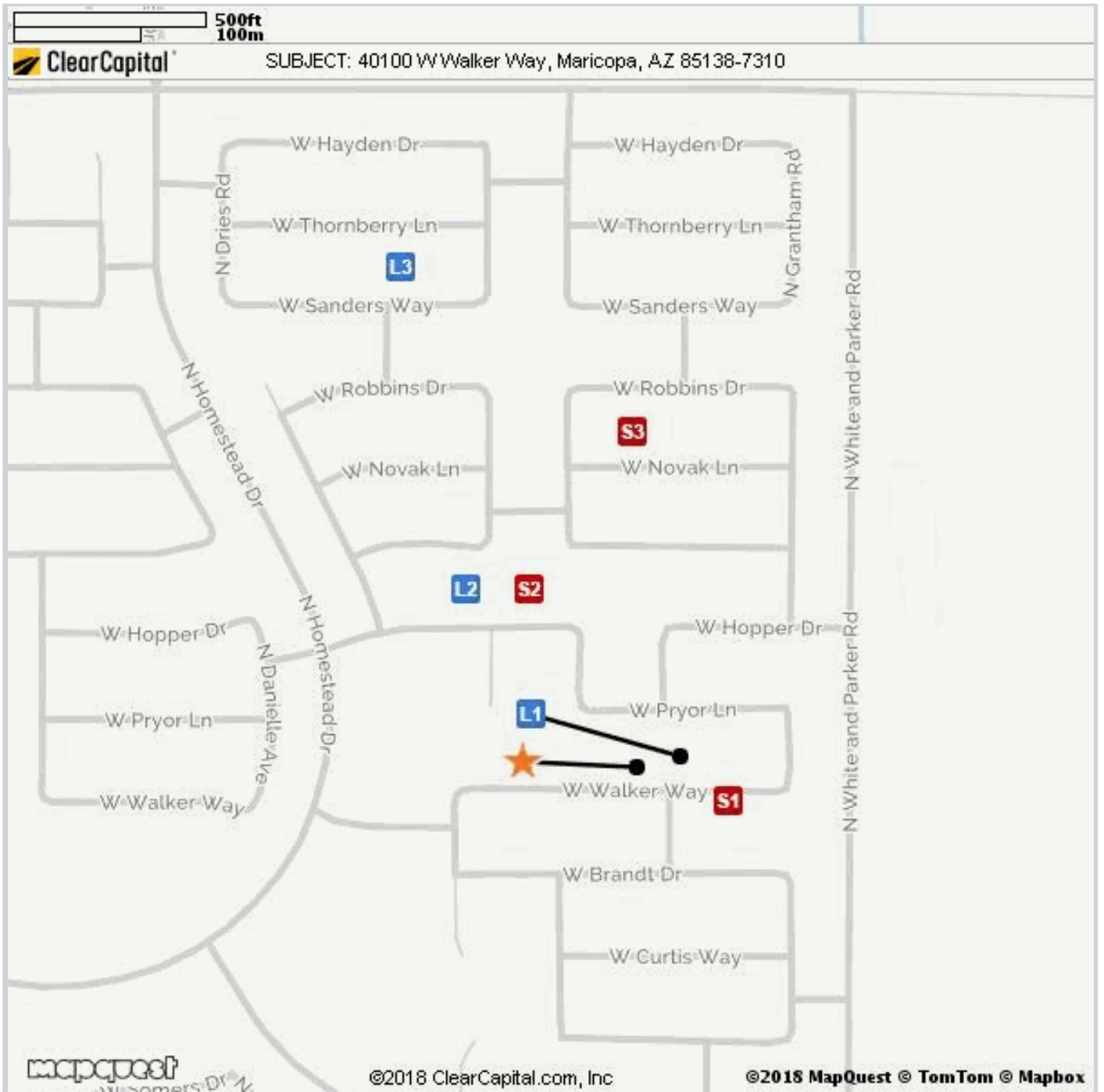


**Sold Comp 3** 40108 W Novak Ln

**View** Front

**ClearMaps Addendum**

**Address** ★ 40100 W Walker Way, Maricopa, ARIZONA 85138  
**Loan Number** 36763      **Suggested List** \$179,000      **Suggested Repaired** \$179,000      **Sale** \$173,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	40100 W Walker Way, Maricopa, AZ	--	Parcel Match
L1 Listing 1	40046 W Walker Way, Maricopa, AZ	0.03 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	40330 W Hopper Dr, Maricopa, AZ	0.17 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	40412 W Sanders Way, Maricopa, AZ	0.38 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	40011 W Walker Way, Maricopa, AZ	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	40260 W Hopper Dr, Maricopa, AZ	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	40108 W Novak Ln, Maricopa, AZ	0.22 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject
2. One address verification photo
3. One street scene photo looking down the street
4. MLS listing and sold comp photos required, please comment if no MLS.



## Broker Information

<b>Broker Name</b>	Matthew Desaulniers	<b>Company/Brokerage</b>	Sunny Life Real Estate LLC
<b>License No</b>	BR638988000		
<b>License Expiration</b>	06/30/2020	<b>License State</b>	AZ
<b>Phone</b>	6023500495	<b>Email</b>	mattdesaulniers@gmail.com
<b>Broker Distance to Subject</b>	28.75 miles	<b>Date Signed</b>	12/29/2018

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Valuation Report.*

### Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

**Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**